

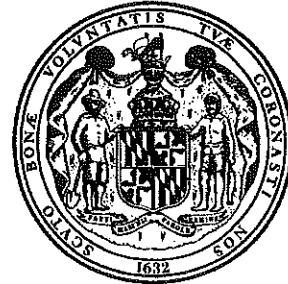
STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION
LETTER OF AUTHORIZATION

AUTHORIZATION NUMBER: 13-NT-0214/201361023

EFFECTIVE DATE: September 17, 2014

EXPIRATION DATE: September 17, 2017

AUTHORIZED PERSON: Mr. Michael H. Abrams
Annapolis Neck, LLC
c/o Glenbrook Properties, Inc.
6508 Old Farm Court
Rockville, Maryland 21213



IN ACCORDANCE WITH ENVIRONMENT ARTICLE §5-503(a) AND §5-906(b), ANNOTATED CODE OF MARYLAND (2007 REPLACEMENT VOLUME), COMAR 26.17.04 AND 26.23.01, AND 26.08.02 AND THE ATTACHED CONDITIONS OF AUTHORIZATIONS, Annapolis Neck, LLC (AUTHORIZED PERSON"), IS HEREBY AUTHORIZED BY THE WATER MANAGEMENT ADMINISTRATION ("ADMINISTRATION") TO CONDUCT A REGULATED ACTIVITY IN A NONTIDAL WETLAND, BUFFER, OR EXPANDED BUFFER, AND/OR TO CHANGE THE COURSE, CURRENT OR CROSS-SECTION OF WATERS OF THE STATE, IN ACCORDANCE WITH THE ATTACHED PLANS APPROVED BY THE ADMINISTRATION ON September 12, 2014 ("APPROVED PLAN") AND PREPARED BY Bay Engineering, Inc. AND INCORPORATED HEREIN, AS DESCRIBED BELOW:

The construction of Bay City Town Center, a mixed use development including a grocery store, space for retail, office and restaurant facilities plus parking and all other required infrastructure. The project permanently impacts 6,860 square feet of isolated, forested nontidal wetlands and 10,109 square feet of regulated nontidal wetlands buffers. The project site is located south of Bay Ridge Road at it's intersection with Georgetown Road in the City of Annapolis.

MD Grid Coordinates N 142302 E 444266

Amanda Sigillito, Chief
Nontidal Wetlands Division

Attachments: Conditions of Authorization
Best Management Practices
Approved Plan Views

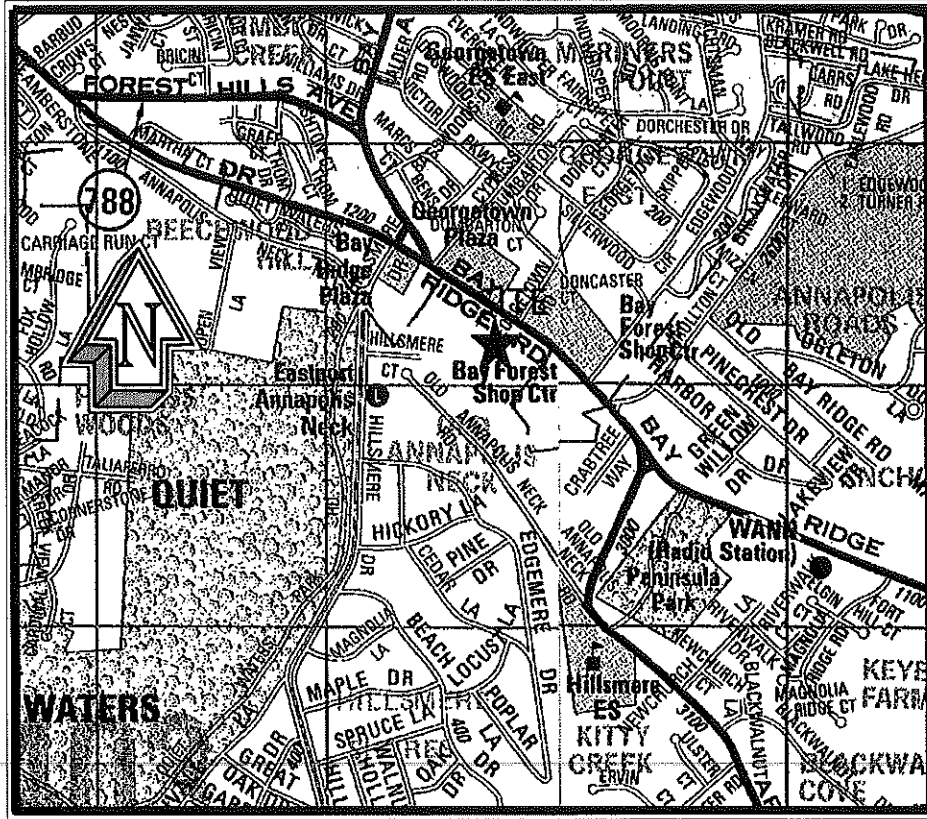
cc: WMA Compliance Program (Central Division)
Klebasko Environmental, LLC (Michael Klebasko)

1. **Validity:** Authorization is valid only for use by Authorized Person. Authorization may be transferred only with prior written approval of the Administration. In the event of transfer, transferee agrees to comply with all terms and conditions of Authorization.
2. **Initiation of Work, Modifications and Extension of Term:** Authorized Person shall initiate authorized activities with two (2) years of the Effective Date of this Authorization or the Authorization shall expire. Authorized Person may submit written requests to the Administration for (a) extension of the period for initiation of work, (b) modification of Authorization, including the Approved Plan, or, (c) not later than 45 days prior to Expiration Date, an extension of the term. Requests for modification shall be in accordance with applicable regulations and shall state reasons for changes, and shall indicate the impacts on nontidal wetlands, streams, and the floodplain, as applicable. The Administration may grant a request at its sole discretion.
3. **Responsibility and Compliance:** Authorized Person is fully responsible for all work performed and activities authorized by this Authorization shall be performed in compliance with this Authorization and Approved Plan. Authorized Person agrees that a copy of the Authorization and Approved Plan shall be kept at the construction site and provided to its employees, agents and contractors. A person (including Authorized Person, its employees, agents or contractors) who violates or fails to comply with the terms and conditions of this Authorization, Approved Plan or an administrative order may be subject to penalties in accordance with §5-514 and §5-911, Department of the Environment Article, Annotated Code of Maryland (2007 Replacement Volume).
4. **Failure to Comply:** If Authorized Person, its employees, agents or contractors fail to comply with this Authorization or Approved Plan, the Administration may, in its discretion, issue an administrative order requiring Authorized Person, its employees, agents and contractors to cease and desist any activities which violate this Authorization, or the Administration may take any other enforcement action available to it by law, including filing civil or criminal charges.
5. **Suspension or Revocation:** Authorization may be suspended or revoked by the Administration, after notice of opportunity for a hearing, if Authorized Person: (a) submits false or inaccurate information in Permit application or subsequently required submittals; (b) deviates from the Approved Plan, specifications, terms and conditions; (c) violates, or is about to violate terms and conditions of this Authorization; (d) violates, or is about to violate, any regulation promulgated pursuant to Title 5, Department of the Environment Article, Annotated Code of Maryland as amended; (e) fails to allow authorized representatives of the Administration to enter the site of authorized activities at any reasonable time to conduct inspections and evaluations; (f) fails to comply with the requirements of an administrative action or order issued by the Administration; or (g) does not have vested rights under this Authorization and new information, changes in site conditions, or amended regulatory requirements necessitate revocation or suspension.
6. **Other Approvals:** Authorization does not authorize any injury to private property, any invasion of rights, or any infringement of federal, State or local laws or regulations, nor does it obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
7. **Site Access:** Authorized Person shall allow authorized representatives of the Administration access to the site of authorized activities during normal business hours to conduct inspections and evaluations necessary to assure compliance with this Authorization. Authorized Person shall provide necessary assistance to effectively and safely conduct such inspections and evaluations.
8. **Inspection Notification:** Authorized Person shall notify the Administration's Compliance Program at least five (5) days before starting authorized activities and five (5) days after completion. For Allegany, Garrett, and Washington Counties, Authorized Person shall call 301-689-1480. For Carroll, Frederick, Howard, Montgomery and Prince George's Counties, Authorized Person shall call 301-665-2850. For Baltimore City, Anne Arundel, Baltimore, Calvert, Charles, and St. Mary's Counties, Authorized Person shall call 410-537-3510. For Caroline, Cecil, Dorchester, Harford, Kent, Queen Anne's, Somerset, Talbot, Wicomico and Worcester Counties, Authorized Person shall call 410-901-4020. If Authorization is for a project that is part of a mining site, please contact the Land Management Administration's Mining Program at 410-537-3557 at least five (5) days before starting authorized activities and five (5) days after completion.
9. **Sediment Control:** Authorized Person shall obtain approval from the Anne Arundel Soil Conservation District for a grading and sediment control plan specifying soil erosion control measures. The approved grading and sediment control plan shall be included in the Approved Plan, and shall be available at the construction site.
10. **Federally Mandated State Authorizations:**
 - N/A Water Quality Certification:** Water Quality Certification is granted for this project provided that all work is performed in accordance with the authorized project description and associated conditions.
 - N/A Coastal Zone Consistency:** This Authorization constitutes official notification that authorized activities are consistent with the Maryland Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended. Activities within the following counties are not subject to this requirement:
Allegany, Carroll, Frederick, Garrett, Howard, Montgomery, and Washington.

11. **Best Management Practices During Construction:** Authorized Person, its employees, agents and contractors shall conduct authorized activities in a manner consistent with the Best Management Practices specified by the Administration.
12. **Disposal of Excess:** Unless otherwise shown on the Approved Plan, all excess fill, spoil material, debris, and construction material shall be disposed of outside of nontidal wetlands, nontidal wetlands buffers, and the 100-year floodplain, and in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetlands.
13. **Temporary Staging Areas:** Temporary construction trailers or structures, staging areas and stockpiles shall not be located within nontidal wetlands, nontidal wetlands buffers, or the 100-year floodplain unless specifically included on the Approved Plan.
14. **Temporary Stream Access Crossings:** Temporary stream access crossings shall not be constructed or utilized unless shown on the Approved Plan. If temporary stream access crossings are determined necessary prior to initiation of work or at any time during construction, Authorized Person, its employees, agents or contractors shall submit a written request to the Administration and secure the necessary permits or approvals for such crossings before installation of the crossings. Temporary stream access crossings shall be removed and the disturbance stabilized prior to completion of authorized activity or within one (1) year of installation.
15. **Discharge:** Runoff or accumulated water containing sediment or other suspended materials shall not be discharged into waters of the State unless treated by an approved sediment control device or structure.
16. **Instream Construction Prohibition:** To protect important aquatic species, motor driven construction equipment shall not be allowed within stream channels unless on authorized ford crossings. Activities within stream channels are prohibited as determined by the classification of the stream (COMAR 26.08.02.08): N/A is a Use N/A waterway; in-stream work may not be conducted from N/A through N/A, inclusive, of any year.
17. **Instream Blasting:** Authorized Person shall obtain prior written approval from the Administration before blasting or using explosives in the stream channel.
18. **Minimum Disturbance:** Any disturbance of stream banks, channel bottom, wetlands, and wetlands buffer authorized by this Authorization or Approved Plan shall be the minimum necessary to conduct permitted activities. All disturbed areas shall be stabilized vegetatively no later than seven (7) days after construction is completed or in accordance with the approved grading or sediment and erosion control plan.
19. **Restoration of Construction Site:** Authorized Person shall restore the construction site upon completion of authorized activities. Undercutting, meandering or degradation of the stream banks or channel bottom, any deposition of sediment or other materials, and any alteration of wetland vegetation, soils, or hydrology, resulting directly or indirectly from construction or authorized activities, shall be corrected by Authorized Person as directed by the Administration.
20. **Mitigation:** Mitigation by the Permittee is not required for impacts of less than one acre to isolated nontidal wetlands with no significant plant or wildlife value.

U.S. ARMY CORPS OF ENGINEERS AUTHORIZATION

The U.S. Army Corps of Engineers does not regulate isolated nontidal wetlands and/or their buffers. No authorization is required from the Corps to complete this project per the approved plans.



VICINITY MAP

SCALE: 1"=2000'

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PERMIT USE NUMBER #08301200

EXHIBIT INDEX

- | | |
|--------|------------------------------------|
| 1 OF 3 | VICINITY MAP |
| 2 OF 3 | OVERALL SITE MAP |
| 3 OF 3 | PROPOSED WETLAND IMPACT AREA |

1 OF 3

WETLAND DISTURBANCE EXHIBITS OF Annapolis Neck, LLC

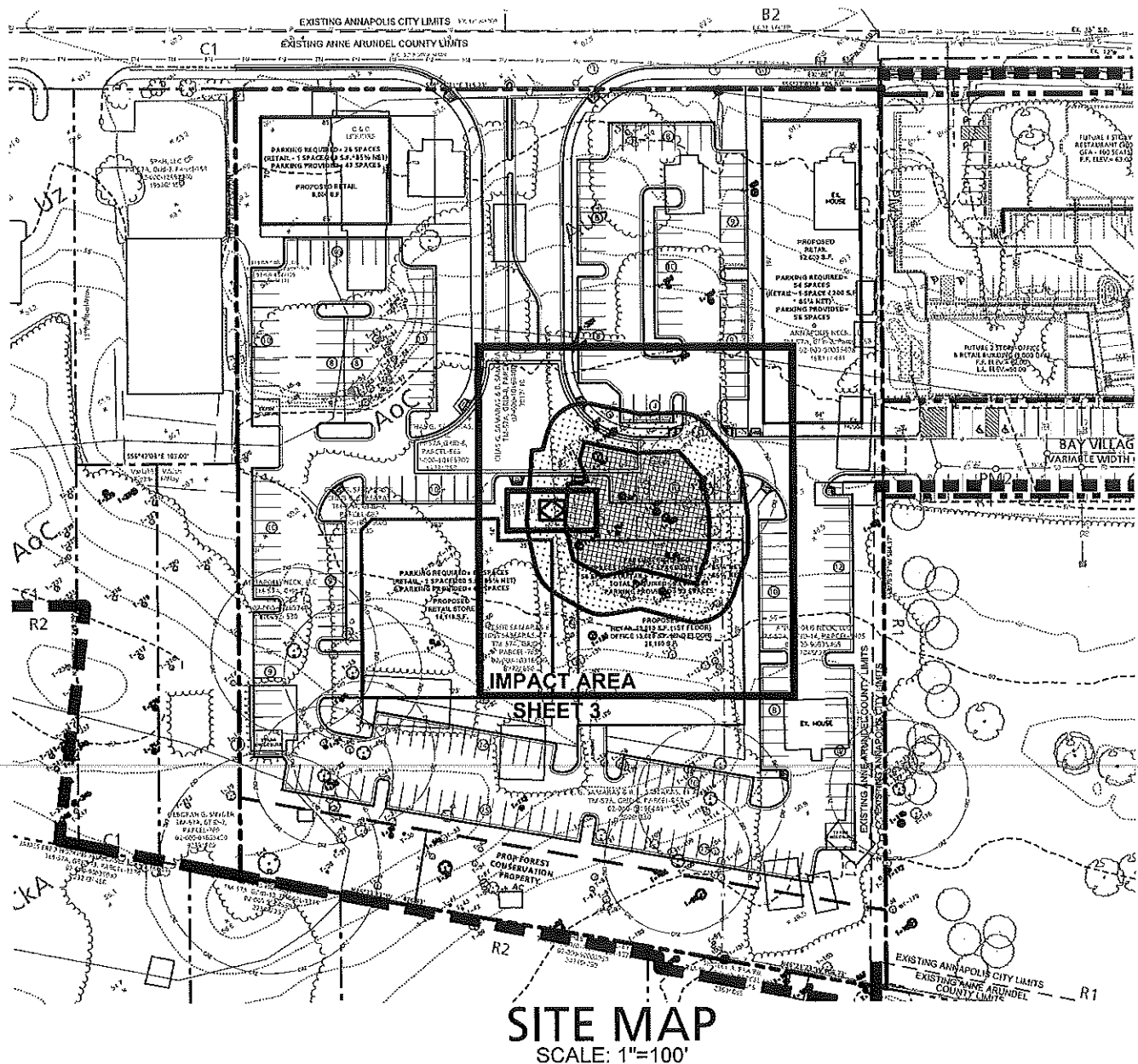
TAX MAP 57, BLOCK 1, PARCELS 61, 62, 63, 64, 65 67, 68, 168 & 205
BAY RIDGE ROAD
ANNAPOLIS, MARYLAND 21403
SECOND DISTRICT AINE ARUNDEL COUNTY ZONED C1

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email: info@bayengineering.com
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Drawn By:	JMVO
Approved By:	TLS
Scale:	N/A
Date:	08/20/2014
Job Number:	05-1500
Folder	05-1500
Reference:	SAMARAS_PROPERTY



IMPACT SUMMARY

IMPACT TYPE	NON-TIDAL WETLANDS		25-FT WETLAND BUFFER	
	TEMPORARY IMPACT (SQ.FT.)	PERMANENT IMPACT (SQ.FT.)	TEMPORARY IMPACT (SQ.FT.)	PERMANENT IMPACT (SQ.FT.)
PROPOSED RETAIL AND PARKING LOT	0 SF	6,860 SF	0 SF	10,109 SF

IMPACT TYPE	100-YEAR FLOODPLAIN		WATERS OF THE U.S.	
	SQ. FT. OF DISTURBANCE	CUBIC YARDS OF FILL	SQ. FT. OF DISTURBANCE	L.F. OF DIST. IN CHANNEL
PROPOSED RETAIL AND PARKING LOT	0 SF	0 CU.YDS.	0 SF	0 FT.

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WETLAND DISTURBANCE EXHIBITS
OF
Annapolis Neck, LLC

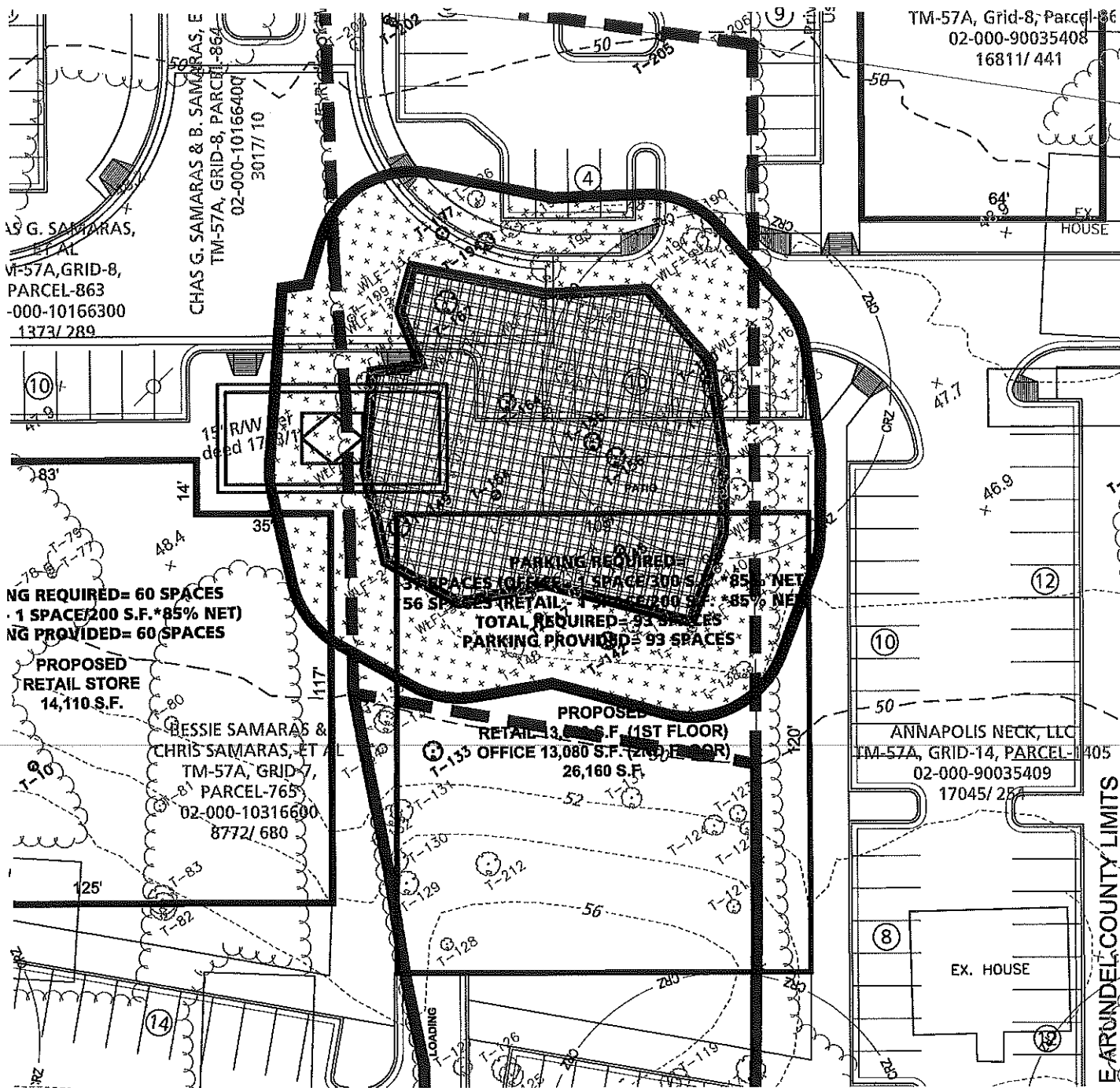
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Drawn By: JMV0
Approved By: TLS
Scale: N/A
Date: 08/20/2014
Job Number: 05-1500
Folder: 05-1500
Reference: SAMARAS_PROPERTY



LEGEND



PROPOSED NON-TIDAL
WETLAND IMPACT
AREA (6,860 SQ. FT.)



PROPOSED NON-TIDAL
WETLAND BUFFER IMPACT
AREA (10,109 SQ. FT.)

PROPOSED WETLAND IMPACT AREA PLAN

3 OF 3

WETLAND DISTURBANCE EXHIBITS
OF
Annapolis Neck, LLC

TAX MAP 57, BLOCK 1, PARCEL 81, 82, 83, 84, 85 87, 88, 168 & 205
BAY RIDGE ROAD
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SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED C1

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Drawn By: JMVO

Approved By: TLS

Scale: 1"=40'

Date: 08/20/2014

Job Number: 05-1500

Folder 05-1500

Reference: SAMARAS_PROPERTY